Karen Johnson
Batch # 1229976
01/24/2025 10 04 39 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250124-0005604

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** *No Title Search was performed in the preparation of this Quitclaim Deed*	STATE OF TENNESSE COUNTY OF WILLIAI The actual consideration for this transfer is $-0- Affiant Subscribed and sworn to before me, this 16 day of January, 2025 Notary Public My Commission Expires.

QUITCLAIM DEED

Address New Owner TA TL TN Property Management and Investing LLC 1027A Cheatham Place Nashville, TN 37208	Send Tax Bills To New Owner	Tax Information 08203015500

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Aaron Zachary Thomas and wife, Teri Lynn Thomas,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **TA.TL.TN Property Management and Investing LLC, a Tennessee limited liability company,** its successors and assigns, all of their interest in the following land

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Dr V S Lindsleys Addition to Edgefield, being a re-subdivision of Lot 86 and part of Lot 87, of record in Plat Book 3106, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Aaron Zachary Thomas and wife, Teri Lynn Thomas, by Warranty Deed from Kyle Ramon Perez, and wife, Chelsea Gill Perez, of record in Instrument Number 20210323-0038311, in the Register's Office of Davidson County, Tennessee

This is improved property known as 208 Cleveland Street, Nashville, TN 37207

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of January, 2025

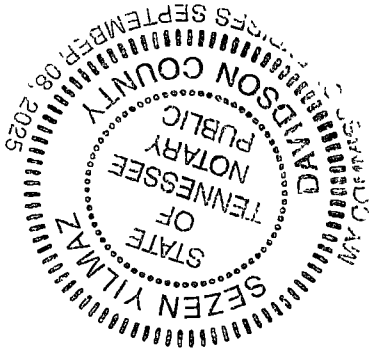
Aaron Zachary Thomas

Teri Lynn Thomas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Aaron Zachary Thomas and Teri Lynn Thomas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 16 day of January, 2025



Notary Public
My Commission Expires